

GOVERNMENT OF ANDHRA PRADESH,  
ABSTRACT

LOANS & ADVANCES – House Building Advance – Sanction of an amount of Rs.5,00,000/- (Rupees Five Lakhs only) to Sri B.Laxminarayana, Record Assistant, General Administration Department – Advance for Site-cum- construction of a house at Plot. No 51 in Survey Nos.36 & 37, Vanipakala Village, Chityal Mandal, Nalgonda Dist., – Orders – Issued.

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GENERAL ADMINISTRATION(OP.IV)DEPARTMENT

G.O. Ms. No. 899

Dated: 27-12-2013

Read the following:-

- 1 G.O.Ms.No.174, Finance(A&L)Dept., Dated 15-05-2010
- 2 U.O.Note.No.1419/324/A&L/2013, Fin.(A&L) Dept., Dated:10-09-2013
- 3 U.O.Note.No.29269/OP.I/2013-1, Dated 18-11-2013.
- 4 From Sri B.Laxminarayana, Record Assistant, Application, Dated 16-04-2013

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ORDER:

Under Article 226 and 233-A of the A.P. Financial Code Volume – I, and the sanction is hereby accorded for an amount of Rs. 5,00,000/- (Rupees Five lakhs only) to Sri B.Laxminarayana, Record Assistant, General Administration Department towards House Building Advance (site-cum-construction of house) for purchase of a house Site-cum-construction of house at Plot No 51 in Sy.Nos.36 & 37, Vanipakala Village, Chityal Mandal, Nalgonda District and the same shall be paid to Sri B.Laxminarayana, Record Assistant, General Administration Department.

2. The advance sanctioned in prara (one) above shall be disbursed to Sri B.Laxminarayana, Record Assistant, General Administration Department as follows:-

- i) The 1<sup>st</sup> installment of Rs. **1,25,000/-** (Rupees One lakh and twenty five thousand only) shall be paid immediately for purchase of site on executing an Agreement and Surety Bond in the prescribed form. He should mortgage the Land along with the house to be built thereon immediately in favour of Government. The amount shall be paid to the vendor Sri Kotha Srinivas Reddy, S/o Late Ramchandra Reddy, R/o Ranga Reddy District in the forma of a cheque.
- ii) The second installment of **Rs 2,50,000/-** (Rupees Two lakhs and fifty thousand only) shall be paid on his Mortgaging the site purchased by him in favour of the Government along with the building to be constructed thereon and on furnishing of an approved house plan and estimates.
- iii) The 3<sup>rd</sup> and final installment of **Rs. 1,25,000/-** (Rupees One lakh and twenty five thousand only) shall be paid after construction of the building reaches the roof level and on production of necessary certificate from competent authority that the development of the area in which the house built is provided with all the facilities such as water supply, lighting, roads, drainage and Sewerage.
- iv) The house site must be purchased, the sale deed thereof produced and the site mortgaged to Government within 2 months from the date of drawal of first instalment, failing which, the loanee shall be liable to refund the entire amount to Government together with the interest thereon.

3. The grant of advance to the above individual for construction of the house is subject to the following conditions:-

The construction of the house should be carried out in accordance with the approved plan, and specification on the basis of approval given by the competent authority. There shall be no deviation in construction from the approved plan.

- i) The construction of house shall be completed within 18 months from the date of first installment is paid to him. Failure to do so, the loanee shall refund the entire amount together with interest thereon. The date of completion must be reported to the Government without any delay.
- ii) On completion of the construction of the house, the grantee shall insure against fire, flood, cyclone, lighting, the house at this own cost for a sum not less than the amount of the advance with interest due thereon and shall renew the insurance from time to time till the loanee completely repay the loan amount with interest.

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- iii) The house must be maintained in good condition, with his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.
4. This loan together with interest at the provisional rate of **5 ½ %** (simple interest) per annum shall be recovered as per the rules and orders issued from time to time the recovery of principal shall be made first and then interest.
5. The recovery of the advance granted to the above individual **shall commence from the following month of release of 3<sup>rd</sup> instalment** to the individual. The recovery of the advance shall be affected through the monthly pay/leave salary bills. The principal amount of the advance granted Rs.5,00,000/- (Rupees Five lakhs only) shall be recovered in (80) equal monthly instalments i.e. @Rs.6,250/- Rupees six thousand two hundred and fifty only) and the interest shall be recovered in (20) instalments there after. The balance of the advance and the interest, if any, outstanding at the time of retirement shall be recovered from Gratuity of the loanee. The date of superannuation of the individual is 31-12-2024.
6. For the misuse of the loan amount and non-observance of the House building Advance Rules, penal interest at 1 ½ times the normal rate shall be levied besides taking disciplinary action under the C.C.A.rules against the defaulter as laid down in G.O.Ms.No.311, Finance (FW.A&L) Department, dated: 6.11.1996.
7. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by sale of the house or in such other manner as may be permissible under the law. For any reasons other than the normal retirement on superannuation or if he dies before the repayment of the advance which shall become payable to Government forthwith. The property mortgaged to Government shall be reconveyed to the grantee (or his successors interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.
8. The expenditure shall be debited to "7610-Loans to Government Servants – 201 HBA – SH (05) Loans to other officers – 001 – Loans to other Officers.
9. The Dy. Pay & Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is not a Government servant. He is also informed that the individual has submitted surety and Agreement Bonds and the same are retained in the Department for record.
10. The G.A.(Claims.E) Dept., are requested to draw and disburse the advance of Rs.1,25,000/- (Rupees One lakh and twenty five thousand only) released in para 2 (i) above to his A/c. No.62053673064, SBH, A.P.Secretariat Branch, Hyderabad. The expenditure shall be met from out of the funds allotted to G.A.(OP.I) Dept., in the U.O.Note 3<sup>rd</sup> read above.
11. This order is available on Internet and can be accessed at address "<http://www.ap.gov.in/goir>".

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

W.GANESHAN  
ADDITIONAL SECRETARY TO GOVERNMENT (GENERAL)

To  
Sri B.Laxminarayana, Record Assistant, Genl.Admn.Dept.  
The Genl. Admn. (Claims A) Department  
The Dy. Pay & Accounts Officer, Sectt. Br. Hyderabad.  
The Accountant General, A.P., Hyderabad.  
The Fin. (A&L) Department  
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER